

DEVELOPMENT REVIEW COMMITTEE – May 4, 2021
REQUIRED FINDINGS & CONSIDERATIONS FOR:

16332 E. La Chiquita Avenue
Architecture and Site Application S-21-002

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:8. APN 532-04-030.
PROPERTY OWNER: Daljeet Sagoo and Jasleen Dhillon
APPLICANT: Gary Kohlsaar
PROJECT PLANNER: Erin Walters

FINDINGS

Required finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

Required finding for the demolition of a single-family residence:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
 1. The Town's housing stock will be maintained as the single-family residence will be replaced.
 2. The existing structure has no architectural or historical significance and is in poor condition.
 3. The property owner does not desire to maintain the structures as they exist; and
 4. The economic utility of the structures was considered.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas.
- The project design is in compliance with the Residential Design Guidelines in that the Town's Consulting Architect found the proposed homes height and bulk to be a similar scale of the immediate neighborhood and the proposed traditional style has details appropriate to the style. The project is not the largest for floor area or FAR in the neighborhood, and meets the objective standards of the zoning code.

CONSIDERATIONS

Required considerations in review of Architecture & Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.